

FRANKLIN MUNICIPAL PLANNING COMMISSION

JUNE 26, 2014

PUBLIC NOTICE AGENDA

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, June 26, 2014, 7:00 p.m. in the City Hall Board Room. Additional information can be found at www.franklintn.gov/planning.

The purpose of the meeting will be to consider matters brought to the attention of the Planning Commission and will include the following. The typical process for discussing an item is as follows:

1. Staff presentation,
2. Public comments,
3. Applicant presentation, and
4. Motion/discussion/vote.

Applicants are encouraged to come to the meeting, even if they agree with the staff recommendation. The Planning Commission may defer or disapprove an application/request unless someone is present to represent it.

For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at (615) 791-3216, at least 24 hours prior to the meeting.

1. CALL TO ORDER

2. MINUTES

- 5/22/14 Regular Meeting

3. CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Open for Franklin citizens to be heard on items not included on this Agenda. As provided by law, the Planning Commission shall make no decisions or consideration of action of citizen comments, except to refer the matter to the Planning Director for administrative consideration, or to schedule the matter for Planning Commission consideration at a later date. Those citizens addressing the Planning Commission are required to complete a Public Comment Card in order for their name and address to be included within the official record.

4. ANNOUNCEMENTS

5. VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

The non-agenda process, by design, is reserved for rare instances, and only minor requests shall be considered. Non-agenda items shall be considered only upon the unanimous approval of all of the Planning Commission members.

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6. CONSENT AGENDA

The items under the consent agenda are deemed by the Planning Commission to be non-controversial and routine in nature and will be approved by one motion. The items on the consent agenda will not be individually discussed. Any member of the Planning Commission, City Staff, or the public desiring to discuss an item on the consent agenda may request that it be removed and placed on the regular agenda. It will then be considered in its printed order.

- Initial Consent Agenda
- Secondary Consent Agenda- to include any items in which Commissioners recuse themselves

SITE PLAN SURETIES

Consent: Items 7 – 19

7. Battle Ground Academy Subdivision, site plan, (Fieldhouse and Mary Campbell Visual Arts Center); release the maintenance agreement for sewer improvements.
8. Cool Springs East Subdivision, site plan, section 24, lots 11 and 703 (Hilton Garden Inn); release the maintenance agreement for landscaping improvements.
9. Dallas Downs PUD Subdivision, site plan, section 2A, lot 28 (Heritage Church of Christ); release the maintenance agreement for sidewalks improvements.
10. Gardner Estates Subdivision, site plan, revision 1, lot 1 (Harpeth Community Church); extend the performance agreement for landscaping Phase 2 improvements for one year.
11. Gateway Village PUD Subdivision, site plan, section 2; release the maintenance agreement for landscaping Phase 2 improvements.
12. Gateway Village PUD Subdivision, site plan, section 3, lot 133 (Camden Commons); release the maintenance agreement for landscaping improvements.
13. Gateway Village PUD Subdivision, site plan, section 6; release the maintenance agreement for landscaping improvements.
14. Highlands at Ladd Park PUD Subdivision, site plan, sections 1-4; accept the landscaping section 2 (street trees) and landscaping section 4 (street trees) improvements, release the performance agreement and establish a maintenance agreement for one year.
15. McEwen Place PUD Subdivision, site plan, lots 101 and 104 (Dwell 2); accept the drainage and sidewalks improvements, release the performance agreement and establish a maintenance agreement for one year.

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16. McKays Mill PUD Subdivision, site plan, section 37; release the maintenance agreement for landscaping Phase 1 improvements.
17. Spring Creek Subdivision, site plan, section 1, revision 4 (Spring Creek Center); reduce and extend the performance agreement for landscaping (Retail) improvements for eleven months; extend the performance agreement for landscaping (Hotel) improvements for eleven months.
18. Westhaven PUD Subdivision, site plan, section 21, revision 2 (resubdivision of lot 1140); extend the performance agreement for drainage and streets improvements for one year.
19. Westhaven PUD Subdivision, site plan, section 26; reduce and extend the performance agreement for landscaping (Phase 1) and landscaping (Phase 2) improvements for six months.

REZONINGS AND DEVELOPMENT PLANS

- 20. RESOLUTION 2014-51, TO BE ENTITLED "A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE WILLIAMSON COUNTY PERFORMING ARTS AND ENRICHMENT CENTERS PUD SUBDIVISION, LOCATED AT 1236 COLUMBIA AVENUE, BY THE CITY OF FRANKLIN, TENNESSEE."**

Project Number: 4576
Applicant: Bryan Richter, C & I Design Inc.
Staff Recommends: Favorable Recommendation to the BOMA
Consent Status: Nonconsent

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

21. Artessa PUD Subdivision, site plan, revision 1, one additional dwelling unit on 11.21 acres, located at the terminus of Windcross Court.
Project Number: 4565
Applicant: Ryan McMaster, Littlejohn Engineering Associates
Staff Recommends: Approval
Consent Status: Consent
22. Benelli Park Subdivision, final plat, section 1, 1 residential lot on 0.43 acres, located at 425 Boyd Mill Avenue.
Project Number: 4572
Applicant: David Reagan, HFR Design Inc.
Staff Recommends: Approval, with conditions
Consent Status: Consent
23. Benelli Park Subdivision, final plat, section 2, 10 residential lots and 2 open space lots on 4.63 acres, located at 425 and 431 Boyd Mill Avenue.
Project Number: 4573

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Applicant: David Reagan, HFR Design Inc.
Staff Recommends: Approval, with conditions
Consent Status: Consent

24. Byrd D. Cain & Lads Inc. Property Subdivision, final plat, 2 lots on 7.76 acres, located at the northwest corner of Murfreesboro Road and Edward Curd Lane.

Project Number: 4566
Applicant: Alan Cummings, Crawford & Cummings, P.C.
Staff Recommends: Approval, with conditions
Consent Status: Consent

25. The Carothers Development Property Subdivision, site plan, lot 2, an 11,780 square foot office building on 13.705 acres, located at 1217 Liberty Pike.

Project Number: 4568
Applicant: Adam Crunk, Littlejohn Engineering Associates
Staff Recommends: Approval, with conditions
Consent Status: Consent

26. Franklin Christian Academy PUD Subdivision, final plat, 3 civic/institutional lots on 27.21 acres, located along the northern side of New Highway 96 West and the southern side of Old Charlotte Pike, approximately 850 feet west of Carlisle Lane.

Project Number: 4574
Applicant: Ted Stevenson, Ragan Smith Associates
Staff Recommends: Approval, with conditions
Consent Status: Consent

27. Hurstbourne Park PUD Subdivision, final plat, section 3, 36 residential lots and 6 open space lots on 19.27 acres, located at 188 Chester Stephens Road.

Project Number: 4570
Applicant: Ken Church, Gresham Smith and Partners
Staff Recommends: Approval, with conditions
Consent Status: Consent

28. Reid Hill Commons PUD Subdivision, site plan, section 2, a 10,481 square foot office structure on 1.34 acres, located at 1950 Downs Boulevard.

Project Number: 4578
Applicant: Sean DeCoster, Civil Site Design Group PLLC
Staff Recommends: Approval, with conditions
Consent Status: Consent

29. Spencer Creek Place Subdivision, final plat, revision 6, 2 lots on 3.62 acres, located at the northwest corner of Ernest Rice Lane and Gray Fox Lane.

Project Number: 4573

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Applicant: Jason Smith, Smith Land Surveying
Staff Recommends: Approval, with conditions
Consent Status: Consent

30. Wild Duck Subdivision, site plan, revision 8, lot 8 (car wash revision), a 1,368 square foot commercial structure on 4.49 acres, located at 1440 Murfreesboro Road.

Project Number: 4582
Applicant: Jeff Mangas, EMH&T
Staff Recommends: Approval, with conditions
Consent Status: Consent

31. **ORDINANCE 2014-10, TO BE ENTITLED "AN ORDINANCE TO AMEND SECTION 2.4.3 (3) OF THE FRANKLIN ZONING ORDINANCE WHICH REGULATES EXEMPTION TO SITE PLAN REVIEW."**

Applicant: Catherine Powers, Director, Planning and Sustainability
Staff Recommends: Favorable Recommendation to the BOMA
Consent Status: Nonconsent

NON-AGENDA ITEMS

ANY OTHER BUSINESS

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